



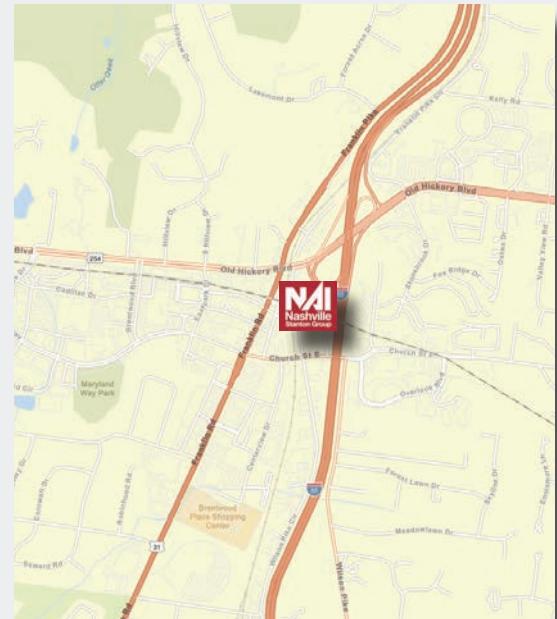
For Lease

7105 Town Center Drive, Brentwood, Tennessee

New construction retail/restaurant space located in the heart of downtown Brentwood.

PROPERTY HIGHLIGHTS

- ± 864 SF to ± 3,625 SF retail/restaurant space available, divisible
- Space will be delivered in warm white shell condition
- Tenant improvement allowance based on credit and other factors
- Ample parking; 27 surface parking spaces dedicated to retail/restaurant users, 9 immediate street parking space, and 134 garage parking space
- Limited outdoor seating available
- Situated in a mixed-use building with retail/restaurant on the first floor, offices on the second and third floors, and adjacent to the SpringHill Suites by Marriott



BRENNAN SPURRIER

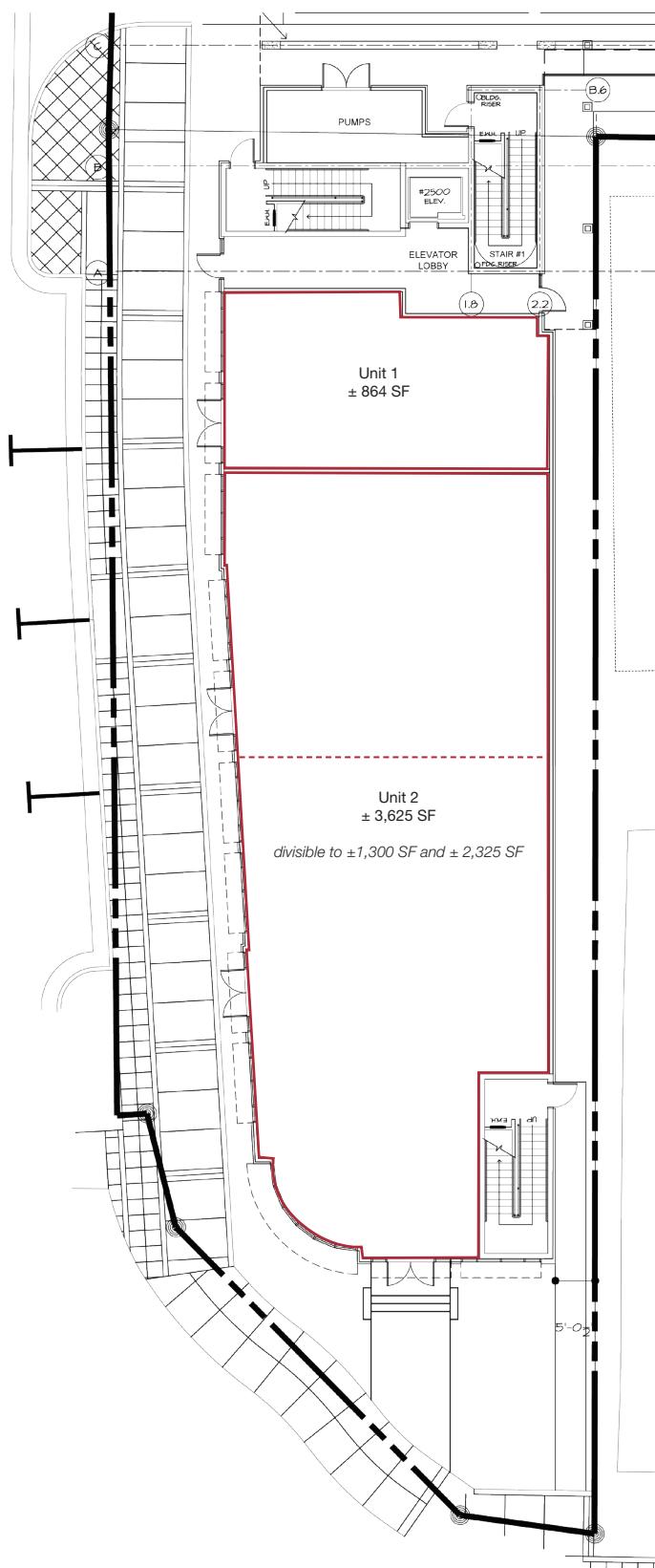
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FLOOR PLAN



DEMOGRAPHICS

	1-mile	3-miles	5-miles
Population	5,146	39,741	128,852
Households	2,717	16,258	50,235
Average HH Income	\$161,095	\$193,686	\$170,826
Median Age	39.7	40.6	37.8
Daytime Population	25,291	61,788	147,582
Total Businesses	1,507	2,633	5,334

